



# Chave Planning

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Tanya Coggon  
Principal Development Management Officer – Major Applications  
North Lincolnshire Council  
Place Planning and Housing  
Economy and Growth  
Business Development  
Church Square House  
Scunthorpe  
DN15 6NL

14<sup>th</sup> April 2022  
Our ref.1239.L01

Dear Tanya,

**PA/2021/1755 – Erection of 15 dwellings and formation of vehicular access on land off Main Street, Sturton**

Further to our discussions on the above planning application, I am pleased to submit a package of amended plans and further information.

As suggested, in order to improve the housing mix by incorporating a greater range of smaller properties, Plot 13 has been changed from a C1 (4-bed) house type to two new E (3-bed) house types. This increases the number of dwellings proposed to 15 and the application description will need amending to reflect this. The additional £462 application fee will be forwarded by the applicant under separate cover.

In response to a request from the local highway authority, a path has also been added to connect the dwelling to the parking at Plot 14 (now numbered Plot 15).

These changes have resulted in very minor adjustments to the layout, which have been included in an updated landscape plan, Arboricultural Impact Assessment and Flood Risk Assessment & Outline Sustainable Drainage Strategy for completeness, but make no material change to the submitted Archaeological Evaluation, Preliminary Ecological Appraisal or biodiversity net gain calculation.

Also included within the package is an additional Noise Impact Assessment, which has been carried out in order to respond positively to a request from the Environmental Health Officer for further information in this regard.

I hope that you find all is in order and I look forward to discussing the application further with you following re-consultation.

Yours sincerely



Caroline Chave *BA (Hons) DipTP MRTPI*  
Director  
**Chave Planning**

- Enc. 1339-0003A – Proposed Block Plan
- 1339-0004A – Proposed Site Plan
- 1339-0007A – House Type C.1
- 1339-0009A – House Type D
- 1339-0011 – House Type E
- Arboricultural Report – Version 2
- LP\_02\_280322\_AH Rev 1 Landscape Plan
- Noise Impact Assessment, ENS, 11<sup>th</sup> April 2022
- Flood Risk Assessment & Outline Sustainable Drainage Strategy, March 2022